Updates and information on programs and projects at the City of San Carlos.

Non-Profit Grant Program Spotlight: PARCA

Partners and Advocates for Remarkable Children and Adults (PARCA) received a grant of $6,000 through the City's Non-Profit Grant Program for Fiscal Year 2018-19. The grant contributed to PARCA's Cedar Street affordable housing program for people with developmental disabilities, which serves eight adults.

For more than 30 years, PARCA has operated four affordable housing programs for people with developmental disabilities on the Peninsula. PARCA's programs include independent living skills training, recreational and socialization activities, advocacy and support. These programs are designed to help residents achieve self-reliance and independence to the maximum of their capabilities by helping them achieve their goals and create opportunities for full and satisfying lives.

A critical component of PARCA’s independent living skills training is the professional counselors, who take each resident's personal goals and abilities into consideration. As a result, Cedar Street residents have not only become highly independent, but highly involved. They are proud to live in San Carlos and are committed to giving back to the community by volunteering regularly at the Farmer's Market and attending City events. Most recently, they have installed a vegetable garden and are busy learning about gardening and growing their own food.
Administrative Services

Here are some quick updates from the Human Resources Division of the Administrative Services Department on recruitments to fill vacant positions at the City.

Open Recruitments
- Management Analyst (Office of the City Manager) – Recruitment closes on November 16th
- Civil Engineering Assistant – Recruitment closes on November 14th
- Sr. Management Analyst (Community Development) – Recruitment closes on November 23rd

Recruitments in Progress
- Recreation Leader II (Part-time, Athletics) – Background checks in progress
- Part-time Program Coordinator (Youth Development) – Interviews were held on November 14th
- Assistant Planner – Interviews will be held on November 28th
- Associate Planner – Interviews will be held on November 30th

New Hires
- Management Analyst Public Works – new hire started on November 13th
- Facility Attendant (full-time) – new hire will start on November 19th

City Clerk

Recently Adopted Ordinances
Ordinance 1534 and 1535 – City Council and City Treasurer Compensation
On October 22, 2018, the City Council adopted Ordinances 1534 and 1535 updating the City Council and City Treasurer compensation to $560/month and removed the Deputy City Treasurer section from the Municipal Code as the City no longer has the position.

Any questions relating to this Ordinance should be directed to Administrative Services Director Rebecca Mendenhall at rmendenhall@cityofsan carlos.org.

Ordinance 1536 – Extending Urgency Ordinance for Firearms Moratorium
The City Council adopted Ordinance 1526 on November 13, 2017 imposing a moratorium for 45 days prohibiting new retail establishments selling ammunition or firearms. On November 27, 2017, the Council extended the moratorium for 10 months and 15 days via Ordinance 1528.

After conducting a public hearing on October 22, 2018, the Council adopted urgency Ordinance 1536 extending the moratorium for an additional six months, which will expire on May 12, 2019.
Any questions relating to this Ordinance should be directed to City Attorney Greg Rubens at grubens@cityofsancarlos.org.

**Ordinance 1537 – Updates to Single-family Home Size**
Over the past two years, staff worked with resident commissions to develop recommendations addressing community concerns regarding the sizes of new houses and additions in the city. This work included recommendations from the Single-Family House Advisory Committee (“SHAC”, a 7-member Council-appointed advisory committee), input from over 150 residents in attendance at a community open house, four public Planning Commission meetings and two City Council hearings.

On November 13, 2018, the City Council adopted Ordinance 1537 updating the Municipal Code to incorporate changes to reduce house size in the RS-6 Single-family Zoning District.

Questions relating to this Ordinance should be directed to Lisa Porras, Principal Planner at lporras@cityofsancarlos.org.

**Election Update**
The San Carlos Vote Center, located on the 2nd floor of the Library, was bustling three days leading up to the November 6th Election Day. New this year was a curbside ballot drop-off made available from 7:00 a.m. – 6:00 p.m. on Election Day in the San Carlos Library parking lot. With the help of the Sheriff’s Office and Public Works Department, the City Clerk’s Office coordinated with the County Elections Office to provide this service, making it easier for the community to cast their votes.

The latest post-elections results were made available by the County on Tuesday, November 13th. The report shows the following results for San Carlos:

<table>
<thead>
<tr>
<th>CITY OF SAN CARLOS MEMBERS, CITY COUNCIL</th>
<th>Vote Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAURA PARMER-LOHAN</td>
<td>4,307</td>
<td>27.3%</td>
</tr>
<tr>
<td>SARA MCDOWELL</td>
<td>4,181</td>
<td>26.5%</td>
</tr>
<tr>
<td>ADAM RAK</td>
<td>3,518</td>
<td>22.3%</td>
</tr>
<tr>
<td>JOHN MCDOWELL</td>
<td>2,098</td>
<td>13.3%</td>
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<tr>
<td>KEN CASTLE</td>
<td>1,649</td>
<td>10.5%</td>
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**CITY OF SAN CARLOS MEASURE QQ (MAJORITY APPROVAL REQUIRED)**

Transit Occupancy Tax

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<tbody>
<tr>
<td>YES</td>
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<td>77.0%</td>
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<tr>
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<td>1,511</td>
<td>23.0%</td>
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**CITY OF SAN CARLOS MEASURE NN (MAJORITY APPROVAL REQUIRED)**

Cannabis Business Tax

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<tbody>
<tr>
<td>YES</td>
<td>5,109</td>
<td>78.3%</td>
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<tr>
<td>NO</td>
<td>1,420</td>
<td>21.7%</td>
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</tbody>
</table>

Additional post-election results will be available after 4:30 p.m. on November 16th and 19th at [https://www.smcacre.org/november-6-2018-election-results](https://www.smcacre.org/november-6-2018-election-results).

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**Community Development**

**Legislative Update**
The State of California recently passed several bills that have been signed by Governor Brown and chaptered into California Law. The Housing Division has prepared a short summary of key adopted legislation and a briefing of pertinent pending legislation that was on the November 2018 Ballot.

**Chaptered Legislation**

**SB 2 Building Homes & Jobs Act of 2017** – This act, chaptered in 2017, will produce hundreds of millions of dollars for the State to use on affordable housing needs. In 2018/2019, the City will be able to request funds to support “plans to streamline development.” As such, the City will pursue funds from this new source to examine what revisions can be made to the existing Below Market Rate Ordinance to facilitate the creation of new affordable housing units.

**AB 2162 Planning and Zoning: Housing Development and Supportive Housing** – This bill effectively fast-tracks the municipal review process for
100% affordable housing projects that set aside at least 25% of units for the homeless population that include support services. These types of developments are no longer required to undergo environmental review and other approvals that opponents typically use to stop or slow such projects.

**SB 828 & AB 1771: Amendments to the Regional Housing Needs Assessment (RHNA) Process** – Recent amendments to the RHNA process have changed how cities can reach estimates for their future housing needs. All California cities are required to develop a Housing Element that states how much housing a city anticipates needing at different income levels. RHNA outlines how these numbers should be calculated, but some believe the process allows jurisdictions to set artificially low housing targets. In response, the State of California has amended RHNA so that jurisdictions must now include data regarding overcrowding rates, vacancy rates and cost-burdened housing, among other new data points. The goal of these amendments is to make the process of setting RHNA targets more thorough and data-driven and less open to manipulation.

**AB 2343 Real Property Possession and Unlawful Detainer** – This legislation recognizes that there is both a housing crisis and a tenant crisis in the state. Previously, State law maintained that tenants had three days to comply with lease terms (such as paying rent) and then five days to respond to eviction proceedings. This new law swaps calendar days to court days, which does not count weekends or holidays. Supporters of the legislation argued that the extra few days make a significant difference on whether tenants can remain in their units or be evicted.

**AB 2797 Planning and Zoning Density Bonuses** – This legislation strengthens the State’s Housing Density Bonus Law, which provides incentives of additional density to projects that dedicate a certain percentage of units to below market rate households. Previously, the California Coastal Act has been used as a rationale for denying such projects on the basis that the Coastal Act protects against “visually incompatible” projects, which additional density was argued to do. AB 2797 would no longer permit such a determination to be made to deny a project that provides affordable housing units.

**Legislation Appearing on the November 2018 Ballot**

**SB 3 Veterans and Affordable Housing Bond of 2018** – This legislation placed $4 billion in general obligation bonds on the November 2018 ballot as Proposition 1. If approved, about $1.5 billion will be earmarked for below market rate multifamily housing; $1 billion would be secured to provide below market rate loans to veterans; and additional funds would support various programs to encourage affordable housing and transit-oriented development. Disbursement of these funds would be completed through the State’s Housing and Community Development Department. Proposition 1 passed with 55% of the voters in support.

**Initiative #17-0041 Local Rent Control** – In June 2018, the Secretary of State confirmed that this initiative had sufficient valid signatures to be placed on the November Ballot as Proposition 10. If approved, the Costa-Hawkins Rental Housing Act (1995) would be repealed. As a result, cities and counties would be empowered to adopt rent control ordinances that regulate how much landlords can charge tenants for rental housing, provided they can earn a “fair rate of return.” Proposition 10 failed with 60% of the voters opposed.
**Police**

**Shoplifting**
On November 3rd at approximately 11:00 p.m., deputies responded to Lucky Supermarket at 1133 Old County Road on the report of shoplifting. The store manager called to report that someone had just shoplifted property, and deputies were able to locate the suspect and her companion just north of the store. The two were found with a large amount of health and beauty products stolen from the store as well as similar items likely stolen from a CVS Pharmacy in Mountain View. One suspect was determined to have an outstanding felony warrant, and both suspects were in possession of drug paraphernalia. They were both arrested and booked into the Maguire Correctional Facility.

**Vehicle Burglaries**
On November 5th at approximately 6:20 p.m., deputies responded to the 100 block of Colton Avenue on the report of a vehicle burglary. Suspects broke into a vehicle owned by National Broadcasting Channel (NBC) and stole various video and camera equipment. A witness to the crime saw three male suspects flee the scene in an SUV. The combined value of stolen property and vehicle damage was approximately $3,500.

On November 8th at approximately 6:30 p.m., deputies responded to Bianchini’s Market at 810 Laurel Street on the report of a vehicle burglary. Suspects smashed the victim’s rear passenger side window and stole a backpack that was left on the seat. The combined value of the backpack’s contents and damage to the vehicle was estimated at approximately $5,500.

In both cases reports were taken and forwarded to the Detective Bureau for further investigation.

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**Public Works**

**Eucalyptus Avenue Holiday Display**
The City will be holding an informal meeting with the residents on Eucalyptus Avenue to discuss their upcoming Holiday decorations plans. The meeting will be held on Tuesday, November 20, 2018 at 6:00 p.m. in the Dance Room in the Youth Center.

The intent of the meeting is to receive input and residents’ schedules for their decorations and how the City might be involved to manage the public that will be viewing the displays. The City will also discuss how the residents can preserve the holiday spirit while also maintaining a level of access to the other residents, the public and emergency personnel.

The City’s primary concern is to ensure the safety of all residents and the public.
**Wheeler Plaza Tower Cranes Removal**

On Thursday, November 29th and Friday, November 30th, the 600 Block of Walnut Street and the Wheeler Plaza parking garage will be closed so that two construction cranes can be removed safely from the area.

Each crane takes a full day to disassemble, beginning at approximately 6:00 a.m. and ending at approximately 6:00 p.m. To ensure public safety during the process, Walnut Street will be closed between San Carlos Avenue and Cherry Street, along with the Wheeler Plaza parking garage.

Traffic control signs and flagmen will be in place to help direct traffic, and periodic access will be allowed for neighboring residents to get to and from their homes. Community members are encouraged to walk, bike, and use alternative transportation to get to and around the downtown area during this time, if possible.

The Wheeler Plaza parking garage and the 600 block of Walnut Street will reopen on Saturday, December 1st.

Following the removal of the cranes, the supporting posts within the garage floors will be removed with a tentative date scheduled for mid-December. In order to maintain safety and protection for vehicles and pedestrians, the secured area around the posts will remain with the fencing until the contractor is able to remove the posts.

Thank you for your patience and understanding as this work is completed in a safe and timely manner.

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**Welcome New Employees**

Tamara Shapero is the new Management Analyst in the Public Works department. Tamara is a San Carlos native newly returned to the Bay Area from Phoenix, Arizona. She studied Government and Spanish at Clark University in Massachusetts, where she also earned a Masters of Public Administration. After obtaining her graduate degree, Tamara worked briefly for the U.S. State Department at the U.S. Embassy in Lima, Peru. For the past 10 years she worked in the Finance Department of the City of Phoenix and was responsible for legislative analysis, contract administration and project management activities. In her spare time Tamara likes to travel, volunteer with animal nonprofits and go hiking.

Aaron San Antonio is the newest member of the Public Works Maintenance team. Aaron is a peninsula native who now lives in San Mateo with his wife of 8 years and their nearly 2-month old baby boy. Aaron comes to the City from AT&T where he was employed as a Maintenance Worker. In his free time, Aaron enjoys riding his motorcycle and working on his truck.